

- 5) That the minimum plinth height shall be 30 cm. above the surrounding ground level or in areas subject to flooding the height of plinth shall be at least 60 cm. above the high flood level.
- 6) That the low lying plot shall be filled up to a reduced level of atleast 92 T.H.D. or 15 cm. above adjoining road level whichever is higher with murrum, earth, boulders etc. and shall be leveled, rolled, consolidated and sloped towards road.
- 7) That the internal drainage layout shall be submitted & got approved from concerned Asst. Engineer (SRA) and the drainage work shall be executed in accordance with the approved drainage layout.
- 8) That the existing structure proposed to be demolished shall be demolished with necessary phase program by executing agreement with eligible slum dwellers.
- 9) That the Registered site supervisor through Architects/Structural Engineer shall be appointed before applying for C.C. & quarterly report from the site supervisor shall be submitted through the Architect/Structural Engineer certifying the quality of the construction work carried out at various stages of the work.
- 10) That no construction work shall be allowed to start on the site unless labour insurance is taken out for the concerned labours and the same shall be revalidated time to time. And the compliance of same shall be intimated to this office.
- 11) That the Registered Undertaking from the Developer and Society shall be submitted for the following
 - i) Not misusing part/pocket terrace.
 - ii) Not misusing still.
 - iii) Not misusing Refuge Area.
 - iv) To Demolish the excess area if constructed beyond permissible F.S.L.
 - v) Handing over setback land free of compensation alongwith the plan.
 - vi) Not misusing fitness centre & handing over the fitness centre to the society of occupants of the building u/rel.
 - vii) Not to misuse Puzzle/Mechanical and Stack parking system shall be equipped with electric sensor devices & also proper precaution & safety majors shall be taken to avoid mishap & maintenance shall be done regularly.
 - viii) Not to misuse the entrance lobby.
 - ix) That condition for inadequate maneuvering space for car parking to be included in the sale agreement of prospective buyers & no complaints to SRA in this regards will be made in future & to incorporate a condition in sale agreement informing the prospective buyers regarding inadequate maneuvering space for car parking has been approved in the building u/rel. & that no claims/damages/risks will be made against CEO (SRA) & its staff in this regards.
 - x) That the buyers / member will not be held liable to SRA for inadequate/sub standard sizes of rooms in future.

- xi) That the buyers / member will not be held liable to SRA for deficient open spaces in composite building.
- xii) That the buyers / member will not be held liable to SRA for failure of mechanical parking system in future.
- 12) The Structural designs and the quality of materials and workmanship shall be strictly as per conditions laid down in Regulation 45 of DCR 1991 amended up to date.

- 13) That you shall submit the NOC's as applicable from the following concerned authority in the office of Slum Rehabilitation Authority at a stage at which it is insisted upon by the concerned Executive Engineer (SRA).

Sr. No.	NOC's	Stage of Compliance
1	A.A. & C. S' ward	Before Plinth C.C. of building u/ref.
2	H.E. from MCGM	Before Plinth C.C. of building u/ref.
3	Tree Authority	Before Plinth C.C. of building u/ref.
4	Dy. Ch. Eng.(SWD) E.S./W.S./City i) Regarding Internal SWD ii) Regarding Training of Nalla.	Before Further C.C. of building u/ref. Before Plinth C.C. of building u/ref.
5	Dy. Ch. Eng.(S.P.) (P & D)	Before Plinth C.C. of composite building u/ref.
6	Dy.Ch.Eng.(Roads) E.S./W.S./City	Before Plinth C.C. of building u/ref.
7	P.C.O.	Before Plinth C.C. of building u/ref.
8	BEST / TATA / Reliance Energy / MSEB / Electric Co.	Before Further C.C. of building u/ref.
9	NOC's from MTNL, Mumbai regarding required area & location for installation of telephone concentrators room.	Before O.C.C. of building u/ref.
10	Civil Aviation Authority	Before Plinth C.C. of building u/ref.
11	E.E. (M&E) of MCGM	Before Further C.C./O.C.C. of building u/ref.
12	E.E. (T&C) of MCGM for Parking Layout	Before Plinth C.C. of building u/ref.
13	CFO	Before Plinth C.C. of building u/ref.

- 14) That the design and construction of proposed building will be done under supervision of Registered Structural Engineer as per all relevant I.S. Codes including seismic loads as well as under the supervision of Architect and Licensed Site Supervisor.

- 14) That the drainage completion Certificate from E.E. (S.P.) (P & D) for provision of septic tank/seak pit/STP shall be submitted.
- 15) That stability Certificate from Structural Engineer in prescribed Performa 'D' along with the final plan mounted on canvas shall be submitted.
- 16) That the single P.R. cards for the amalgamated plot shall be submitted.
- 17) That layout R.G. shall be developed as approved by SRA.
- 18) That the N.O.C. from the A.A. & C. 'S' Ward shall be obtained and the requisitions, if any shall be complied with before O.C.C.
- 19) That the list of slum dweller to be accommodated in the building shall be submitted in duplicate before submitting BCC.
- 20) That completion certificate from C.P.O. shall be submitted.
- 21) That you shall submit P.R. Card and CTS plan thereby clearly earmarking the rehab plot and sale plot and built up area as per the approved layout.
- 22) That the completion certificate from E.E. (T&C) of MCGM for parking shall be submitted.
- 23) That the completion certificate from E.E. (M&E) of MCGM for Ventilation/Stack parking/Mechanical Parking System shall be submitted.
- 24) That the completion certificate from Tree Authority of MCGM shall be submitted.
- 25) That you shall submit the receipt for handing over of buildable / non-buildable reservations before requesting full OCC of sale bldg.
- 26) That the defect liability period for rehab/composite building will be 3 years from the date of obtaining OCC and any repairs/rectification required during this period will be done by the developer as per circular no. 108. The bank guarantee and deposits of the developer will be withheld till the completion of the defect liability period of rehab/composite bldg.
- 27) That you shall pay Rs. 100/- per eligible slum dwellers towards issue of Identity Cards as per circular No. 137 dtd. 01.08.2012 before O.C.C. to Rehab Bldg. / Composite Bldg.
- 28) That you shall pay Rs. 10/- (Rupees Ten Only) per sq.ft of rehab constructed area inclusive of rehab component & staircase, lift, passage, silt area etc. for the Structural Audit as per circular No. 138 before issue of Occupation Certificate of rehab building.
- 29) That Extra water sewerage & charges shall be paid to A.E. W.W. 'S' of MCGM before OCC.

D. THAT THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH BEFORE B.C.C.

- 1) That certificate under Section 270A of B.M.C. Act shall be obtained from H.E.'s department regarding adequacy of water supply
- 2) That you shall have to maintain the rehab building for a period of 3 years from the date of granting occupation to the rehab bldg.
- 3) That you shall have to maintain the electro mechanical systems such as water pumps, lifts, etc. for a period of ten years from the date of issue of Occupation Certificate to the Rehabilitation / Composite building.
- 4) That the Armently Tenements i.e. 01 no. of Balwadi, 01 no. of Welfare Centre, 01 no. of Society Office shall be handed over to within 30 days from the date of issue of OCC of Rehab/Composite bldg.

NOTES:

1. That C.C. for sale building shall be controlled in a phase wise manner as decided by CEO (SRA) in proportion with the actual work of rehabilitation component as per Circular No. 98 & 104.
2. That no occupation permission of any of the sale wing/sale building/sale area shall be considered until Occupation Certificate for equivalent Rehabilitation area is granted.
3. That CEO (SRA) reserves right to add or amend or delete some of the above or all the above mentioned conditions if required, during execution of Slum Rehabilitation Scheme.

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Executive Engineer-3
Slum Rehabilitation Authority

NOTES

- (1) The work should not be started unless objections _____ are compiled with.
- (2) A certified set of latest approved plans shall be displayed on site at the time of commencement of the work and during the progress of the construction work.
- (3) Temporary permission on payment of deposit should be obtained for any shed to house and store for constructional purposes. Residence of workmen shall not be allowed on site. The temporary structures for storing constructional materials shall be demolished before submission of building completion certificate and a certificate signed by Architect submitted along with the building completion certificate.
- (4) Temporary sanitary accommodation on full flushing system with necessary drainage arrangement should be provided on site for workmen, before starting the work.
- (5) Water connection for constructional purposes will not be given until the boarding is constructed and application is made to the Ward Officer of M.C.G.M. with the required deposit for the construction of carriage entrance, over the road side drain.
- (6) The owners shall intimate the Hydraulic Engineer of M.C.G.M. or his representative in wards of M.C.G.M. atleast 15 days prior to the date of which the proposed construction work is taken in hand that the water existing in the compound will be utilised for their construction works and they will not use any Municipal Water for construction purposes. Failing this, it will be presumed that Municipal tap water has been consumed on the construction works and bills preferred against them accordingly.
- (7) The boarding or screen wall for supporting the deposits of building materials shall be constructed before starting any work even though no materials may be expected to be stored in front of the property. The roadings, bricks, metal, sand, preps, debris etc. should not be deposited over footpaths or public street by the owner/architectural contractors, etc. without obtaining prior permission from the Ward Officer of the area.
- (8) The work should not be started unless the compliance of all specified conditions is approved by this department.
- (9) No work should be started unless the structural design is submitted from LSE.
- (10) The work above ground should not be started before the same is shown to this office Sub-Engineer (SRA) concerned and acknowledgment obtained from him regarding correctness of the open spaces dimension.
- (11) The application for sewer street connections, if necessary, should be made simultaneously with commencement of the work as the Municipal Corporation of Greater Mumbai will require time to consider alternative site to avoid the excavation of the road and footpath.
- (12) All the terms and conditions of the approved layout/plot-delineation/alignment under No. _____ should be adhered to and complied with.
- (13) No building/Drainage Completion Certificate will be accepted and water connection granted (except for the construction purposes) unless road is constructed to the satisfaction of the concerned E.C. Engineer of M.C.G.M. and as per the terms and conditions for sanction to the layout.
- (14) Recreation ground or amenity open space should be developed before submission of building Completion Certificate.
- (15) The access road to the full width shall be constructed in water bound macadam before commencing work and should be complete to the satisfaction of concerned E.C. Engineer of M.C.G.M. including asphaltting, lighting and drainage before submission of the building Completion Certificate.
- (16) Flow of water through adjoining holding or culvert, if any should be maintained unobstructed.
- (17) The surrounding open spaces around the building should be demarcated in concrete having broken glass pieces at the rate of 0.125 cubic metres per 10 Sq.Mtrs. before pavement.

- (18) The compound wall or fencing should be constructed clear of the road widening line with foundation below level of the bottom of road side drain without obstructing flow of rain water from adjoining holding before starting the work to prove the owner's holding.
- (19) No work should be started unless the existing structures or proposed to be demolished are demolished.
- (20) If it is proposed to demolish the existing structures by negotiations with the tenants, under the circumstances, the work as per approved plans should not be taken up in hand unless the Chief Engineer (SRA) is satisfied with the following:
 - (i) Specific plans in respect of evicting or rehousing the existing tenants on your plot scaling their number and the area in occupation of each.
 - (ii) Specifically signed agreement between you and the existing tenants that they are willing to assist for the alternative accommodation in the proposed structure.
 - (iii) Plans showing the phase programme of construction has to be duly approved by site office before starting the work, so as not to contravene at any stage of construction, the Development Control Rules regarding open spaces, light and ventilation of existing structure.
- (21) In case of additional floor no work should be started during monsoon which will give rise to water leakage and consequent nuisance to the tenants staying on the floor below.
- (22) The bottom of the over head storage work above the finished level of the terrace shall not be more than 1 metre.
- (23) The work should not be started above first floor level unless the No Collection Certificate from the Chief Aviation Authority, where necessary, is obtained.
- (24) It is to be understood that the foundations must be excavated down to hard soil.
- (25) The positions of the materials and other appliances in the building should be so arranged as not to necessitate the laying of drains inside the building.
- (26) No new well, tank, pond, cistern or fountain shall be dug or constructed without the previous permission in writing from the Chief Executive Officer of Slum Rehabilitation Authority.
- (27) All gully traps and open channel shall be provided with tight fitting mosquito proof covers as per relevant I. S. specifications.
- (28) No broken bottle should be fixed over boundary walls. The prohibition refers only to broken bottles & not to the use of plants glass for coping over compound wall.
- (29) If the proposed addition is intended to be carried out on old foundations and structures, you will do so at your own risk.

ALB
31-08-18
Executive Engineer, (S.R.A.)